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By Order of the Executors

76 Clifden Court,  
Twickenham TW1 4LR

**Guide Price £390,000\***

**TWO BEDROOM FIRST FLOOR FLAT IN  
EXCELLENT LOCATION**



This first floor flat forms part of a mansion style block and offers two bedroom accommodation. The property is within a short walk of Twickenham with its array of shops, bus connections and main line station. Good road links serve the area including easy access onto the South Circular Road, A4, M4 and, M25 and M3. The flat has double glazing, gas fired central heating, well kept communal gardens and a security entryphone system. The property is sold with the benefit of vacant possession and will be of interest to investment purchasers and owner occupiers.

#### **ACCOMMODATION**

Entrance Hall, Bedroom One, Bedroom Two, Living Room, Kitchen, Bathroom.

#### **TENURE**

Leasehold – 999 years from 1 January 1989. Peppercorn Ground Rent.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Richmond Upon Thames 020 8891 1411  
Council Tax Band D

#### **VIEWING TIMES**

1st appointment: Tuesday 16th June starting at 3pm – named individuals only. Please note at present we cannot offer open viewing sessions. We will book a time slot for up to 8 people to attend with social distancing measures in place and people entering one at a time only. This will mean that only 1 family member per party or 1 business partner will be allowed to view at each time slot to ensure everyone has an equal opportunity to view. Anyone not named on the viewing sheet will not be given entry and will need to book another slot.

STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN